141.0	0007	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	875,900 / 875,900
					USE VALUE:	875,900 / 875,900
					ASSESSED:	875,900 / 875,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		WALNUT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUGARMAN RITA
Owner 2:	HANTGAN JEFFREY C
Owner 3:	
Street 1:	20 WALNUT TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JONES-WYLY SUSAN -
Owner 2:	-
Street 1:	20 WALNUT TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 2248 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8310.000	406,600	800	468,500	875,900
Total Card	0.191	406,600	800	468,500	875,900
Total Parcel	0.191	406,600	800	468,500	875,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.57 /Parcel: 389.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 91135

GIS Ref

GIS Ref

Insp Date 05/07/15

!10942!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0007-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	406,600	800	8,310.	468,500	875,900		Year end	12/23/2021
2021	101	FV	393,700	800	8,310.	468,500	863,000		Year End Roll	12/10/2020
2020	101	FV	393,600	800	8,310.	468,500	862,900	862,900	Year End Roll	12/18/2019
2019	101	FV	312,000	800	8,310.	468,500	781,300	781,300	Year End Roll	1/3/2019
2018	101	FV	312,000	800	8,310.	415,000	727,800	727,800	Year End Roll	12/20/2017
2017	101	FV	312,000	800	8,310.	348,000	660,800	660,800	Year End Roll	1/3/2017
2016	101	FV	356,100	800	8,310.	348,000	704,900	704,900	Year End	1/4/2016
2015	101	FV	220,200	800	8,310.	301,200	522,200	522,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:38:04

LAST REV

Date	Time
11/04/16	13:05:15
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10942

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES-WYLY SUSA	50663-329		1/31/2008		517,000	No	No		
JONES MORGAN M	41652-428		12/19/2003	Family	1	No	No		
SEWALL KATHRYN	28717-592		6/17/1998		306,000	No	No		Y

USER DEFINED

Prior Id # 1:	91135
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2014	1486	Alterati	24,000					Install new A/C sy
7/22/2014	886	Att. Gar	206,680					
8/30/2006	733	New Wind	2,000					
6/28/2006	535	New Wind	3,000					
1/31/2006	63	New Wind	7,000					
10/10/1996	536	Manual	2,750					WOOD BURNING STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2015	Measured	PC	PHIL C
7/28/2014	Info Fm Prmt	PC	PHIL C
1/9/2009	Measured	345	PATRIOT
11/23/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8310		Sq. Ft.	Site		0	70.	0.81	8									468,513						468,500	

Total AC/HA:	0.19077	Total SF/SM:	8310	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	468,513	Spl Credit		Total:	468,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.19630599
Const Adj.:	1.00999999
Adj $ / SQ:	132.910
Other Features:	120539
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426178
Depreciation:	19604
Depreciated Total:	406574

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 2 | HB

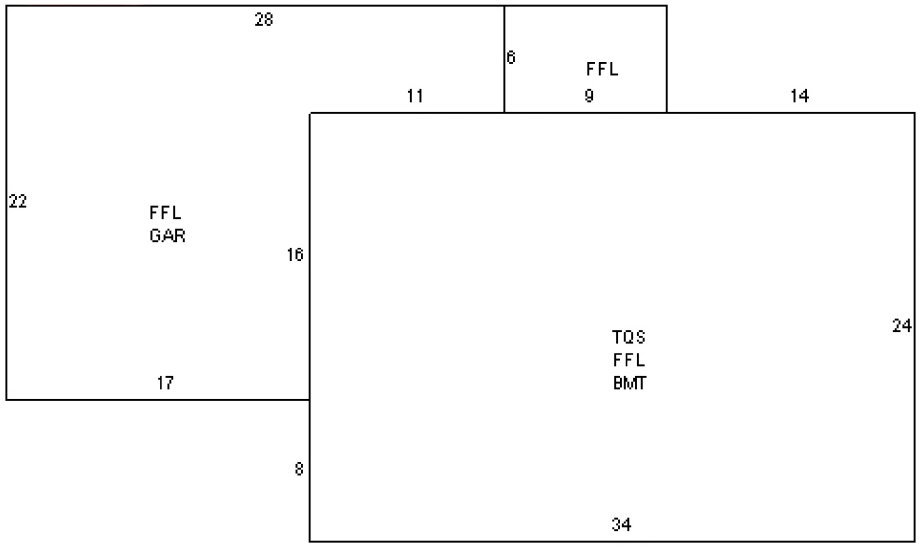
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	132.91
Special Features:	0	Val/Su Net:	127.94
Final Total:	406600	Val/Su SzAd	211.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,310	132.910	174,112
BMT	Basement	816	50.240	40,996
TQS	3/4 Story	612	132.910	81,341
GAR	Garage	440	20.890	9,191

Net Sketched Area: 3,178 | Total: 305,640

Size Ad 1922 | Gross Area 3382 | FinArea 2248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0007-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X26	G	AV	1960	4.31	T	40.8	101			800			800

More: N | Total Yard Items: 800 | Total Special Featues: | Total: 800

IMAGE

AssessPro Patriot Properties, Inc